



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: 8/11/2006  
PUBLIC NOTICE OF A  
DRAFT Negative Declaration  
JO: 421233

The City of San Diego Land Development Review Division has prepared a draft Mitigated Negative Declaration for the following project and is inviting your comments regarding the adequacy of the document. **Your comments must be received by 8/30/06 to be included in the final document considered by the decision-making authorities.** Please send your written comments to the following address: **Jeffrey Szymanski, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101 or e-mail your comments to [jszymanski@sandiego.gov](mailto:jszymanski@sandiego.gov) with the Project Number in the subject line.**

**General Project Information:**

- Project No. **6550**
- Community Plan Area: **Southeastern San Diego Community Plan**
- Council District: **4**

**Subject:** Nextel Gompers NEIGHBORHOOD USE PERMIT (NUP) to allow for the construction of an unmanned wireless communication facility at an existing church site. Six panel antennas would be mounted inside a thirty-foot high cross structure. In addition to the antennas, a 230 square-foot equipment building would be added to the east side of an existing storage building. The proposed equipment building would contain two Nextel GPS antennas and two mechanical condenser units. The project site is located at 906 47th Street in the Southeastern San Diego Community Plan Area, within the Southeast San Diego Planned District, and is zoned MF-3000 (Lots 8 through 10, block C, in the City and County of San Diego). This site is not included on any government code listings of hazardous waste sites.

**Applicant:** Nextel Communications

**Recommended Finding:** The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study. As such, neither mitigation nor an EIR would be required.

**Availability in Alternative Format:** To request this Notice, the Negative Declaration, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5349 or (800) 735-2929 (TEXT TELEPHONE).

**Additional Information:** For environmental review information, contact Jeffrey Szymanski at (619) 446-5324. The draft Negative Declaration, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. For information regarding public meetings/hearings on this project, contact Project Manager Alexander Hempton at (619) 446-5271. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site (<http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html>), and distributed on 8/11/06.

Robert W. Manis, Assistant Deputy Director  
Development Services Department



Land Development  
Review Division  
(619) 446-5460

## Negative Declaration

Project No. 6550

**SUBJECT:** Nextel Gompers NEIGHBORHOOD USE PERMIT (NUP) to allow for the construction of an unmanned wireless communication facility at an existing church site. Six panel antennas would be mounted inside a thirty-foot high cross structure. In addition to the antennas, a 230square-foot equipment building would be added to the east side of an existing storage building. The proposed equipment building would contain two Nextel GPS antenennas and two mechanical condensor units. The project site is located at 906 47th Street in the Southeastern San Diego Community Plan Area, within the Southeast San Diego Planned District, and is zoned MF-3000 (Lots 8 through 10, block C, in the City and County of San Diego). Applicant: Nextel Communications.

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION:

The City of San Diego has conducted an Initial Study and determined that the proposed project will not have a significant environmental effect and the preparation of an Environmental Impact Report will not be required.

- IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

- V. MITIGATION, MONITORING AND REPORTING PROGRAM: NONE REQUIRED
- VI. PUBLIC REVIEW DISTRIBUTION:

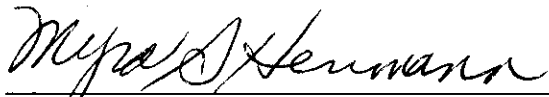
Draft copies or notice of this Negative Declaration were distributed to:

City of San Diego  
Councilmember Lewis District 4  
Planning Department  
Myles Pomeroy  
Development Services Department  
Alexander Hempton, Project Manager  
Library Department- Government Documents MS 17  
City Attorney Office, Shirley Edwards MS 59  
San Diego City Schools (132)  
Other  
Southeastern San Diego Planning Committee (449)  
Southeastern Economic Development Corporation (448)  
Nextel Communications, Inc. (Applicant)

VII. RESULTS OF PUBLIC REVIEW:

- ( ) No comments were received during the public input period.
- ( ) Comments were received but did not address the draft Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- ( ) Comments addressing the findings of the draft Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Negative Declaration and any Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.

  
Myra Herrmann, Senior Planner  
Development Services Department

August 11, 2006  
Date of Draft Report

\_\_\_\_\_  
Date of Final Report

Analyst: Jeffrey Szymanski

City of San Diego  
Development Services Department  
LAND DEVELOPMENT REVIEW DIVISION  
1222 First Avenue, Mail Station 501  
San Diego, CA 92101  
(619) 446-6460

INITIAL STUDY  
Project No. 6550

SUBJECT: Nextel Gompers NEIGHBORHOOD USE PERMIT (NUP) to allow for the construction of an unmanned wireless communication facility at an existing church site. Six panel antennas would be mounted inside a thirty-foot high cross structure. In addition to the antennas, a 230 square-foot equipment building would be added to the east side of an existing storage building. The proposed equipment building would contain two Nextel GPS antennas and two mechanical condenser units. The project site is located at 906 47th Street in the Southeastern San Diego Community Plan Area, within the Southeast San Diego Planned District, and is zoned MF-3000 (Lots 8 through 10, block C, in the City and County of San Diego). Applicant: Nextel Communications.

I. PURPOSE AND MAIN FEATURES:

The NUP would allow for the construction of an unmanned wireless communication facility at an existing church site. Six panel antennas would be mounted inside a thirty-foot high cross structure. In addition to the antennas, a 230 square-foot equipment building would be added to the east side of an existing storage building on a 34,000 square-foot lot (Figure 1). The proposed equipment building would contain two Nextel GPS antennas and two mechanical condenser units.

The thirty-foot high cross structure would replace an existing thirty-five foot, nine-inch high cross structure and would house six panel antennas. The cross structure would be composed of a steel frame with stucco and fiberglass panels. The inner panels would be painted white and the outer panels would be painted brown. The 230 square-foot equipment building would be painted and finished to match the existing storage building (Figures 2, 3, 4).

The proposed project landscaping has been reviewed for compliance with all applicable City of San Diego landscape ordinances and standards. The proposed landscape concept plan provides improvements and would include, black sage and a 15 gallon carrotwood tree that would be placed south of the cross structure.

II. ENVIRONMENTAL SETTING:

The proposed project site is located at 906 47th Street in the Southeastern San Diego Community Plan Area in the (Figure 5). Present site conditions consist of a 3,924 square-foot church, an existing storage building, a classroom, and two office buildings. The project site is located at the northwest corner of 47<sup>th</sup> Street and Hilltop Drive. Single family residences are located to the north and west of the church property. 47<sup>th</sup> Street, which is a two-lane major arterial roadway, lies to the east, and Hilltop Drive a two lane collector is located to the south.

The property is zoned Multi-family and is not located within or adjacent to the City's Multiple Species Conservation Program (MSCP), Multi-Habitat Planning Area (MHPA). The project is developed and is devoid of native or sensitive vegetation. Presently the site contains ornamental grass, trees and shrubs.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

The following environmental issue was considered during review for the project and determined **NOT** to be significant.

Noise

Noise is defined as an unwanted or objectionable sound. The City of San Diego has implemented significance thresholds to insure that noise levels would not reach an unacceptable level. Pursuant to the significance thresholds, noise levels above 65 dB at the residential property line could be considered a significant environmental impact. An acoustical analysis report (Eilar, June 2005), was prepared to address the possible impacts associated with the proposed HVAC units on the single family residences to the north and west, and if necessary recommend appropriate measures to mitigate any noise impacts. The analysis showed that the noise generated from the HVAC units would register less than 6.1 dB at the northern property line and less than 29.9 dB at the eastern property line. Because the dB levels do not exceed the thresholds outlined above, noise impacts are not anticipated and mitigation would not be required.

V. RECOMMENDATION:

On the basis of this initial evaluation:

X The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.

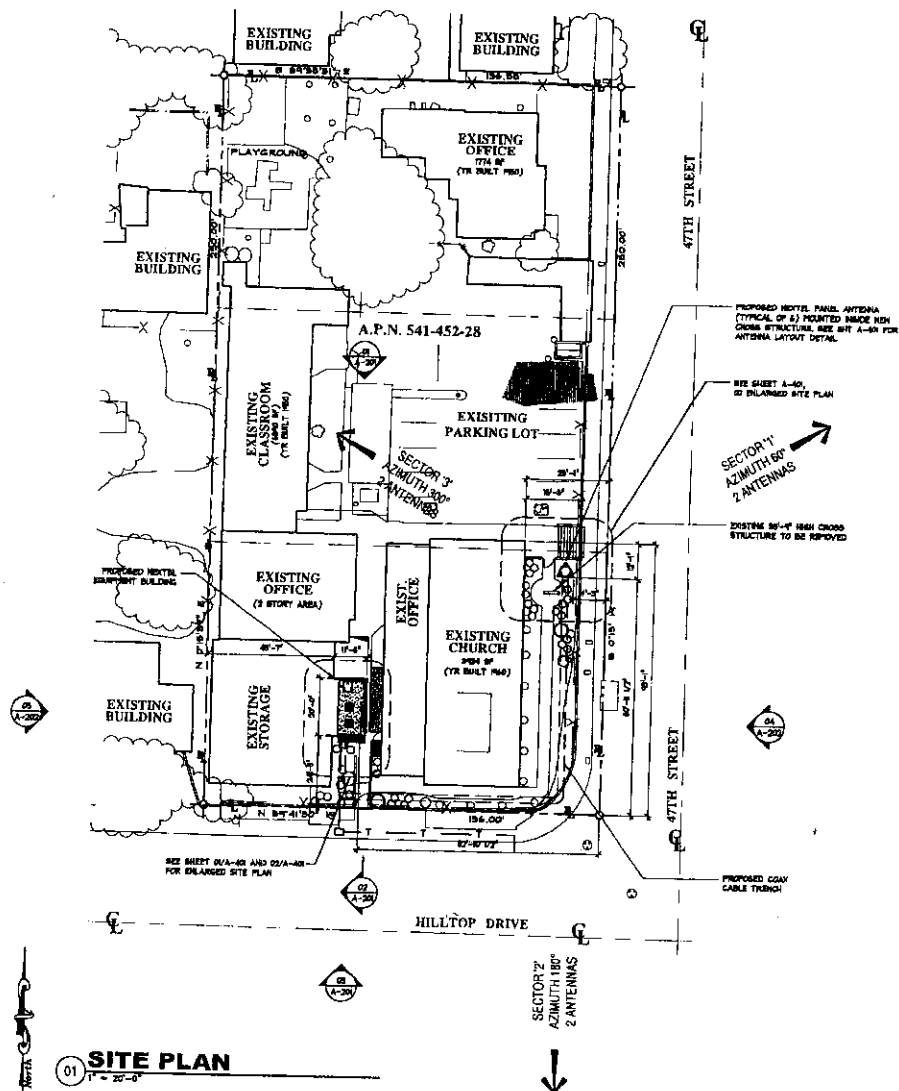
— Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.

— The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

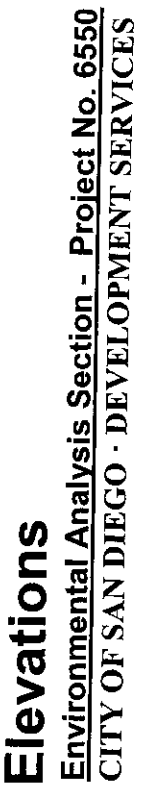
PROJECT ANALYST: Jeffrey Szymanski

Attachments: Site Plan (Figure 1)  
Elevations (Figures 2, 3, 4)  
Vicinity Map (Figure 5)  
Initial Study Checklist

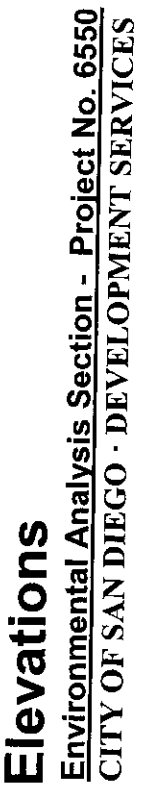
A.P.N. 541-452-28

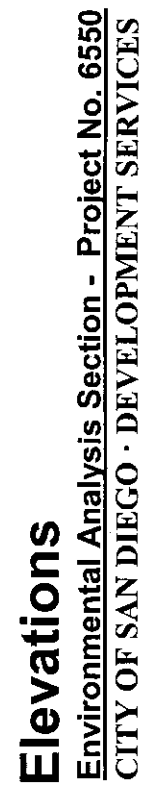


Site Plan  
Environmental Analysis Section Project No. 6550  
CITY OF SAN DIEGO · DEVELOPMENT SERVICES

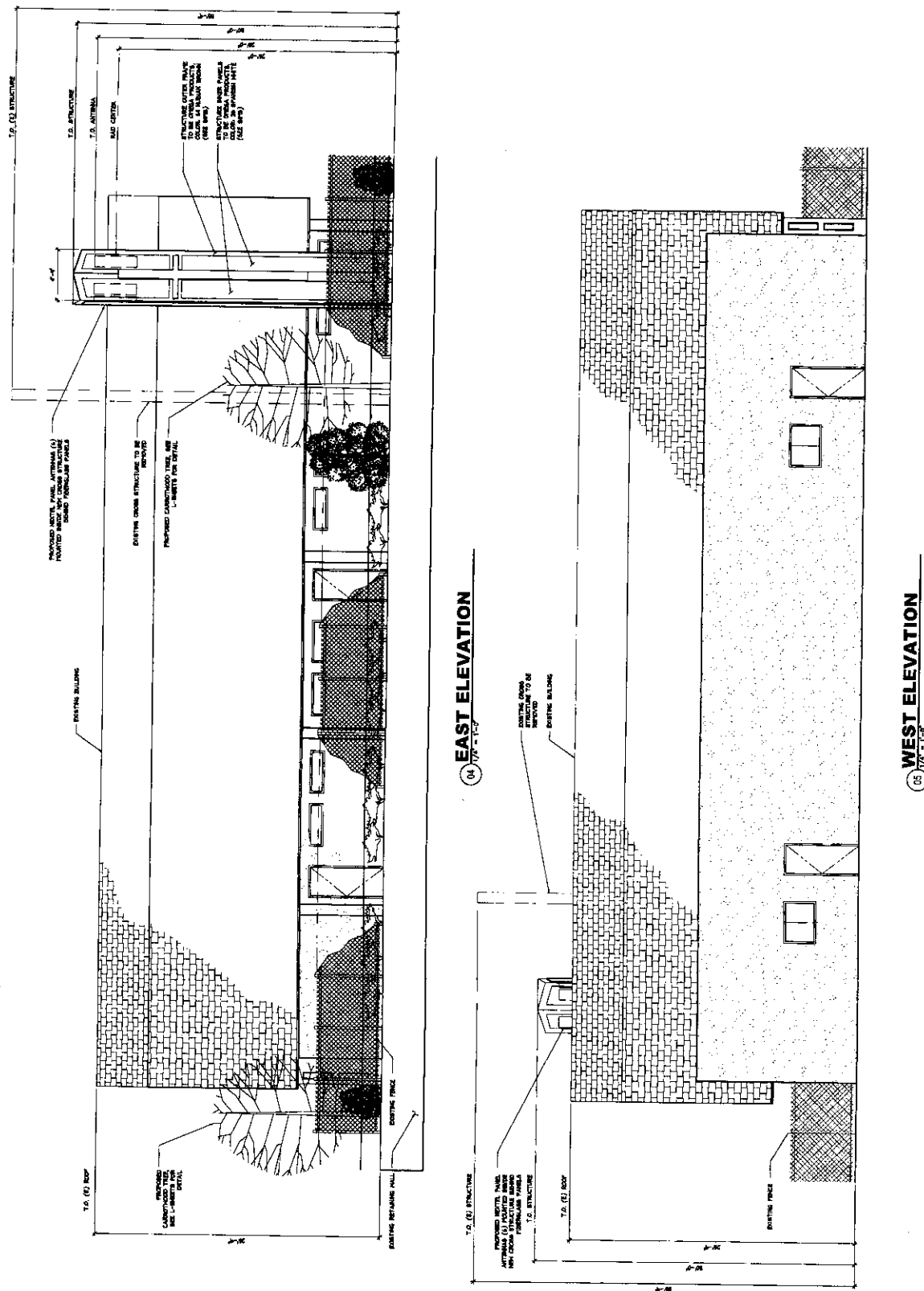


**Elevations**  
**Environmental Analysis Section - Project No. 6550**  
**CITY OF SAN DIEGO · DEVELOPMENT SERVICES**

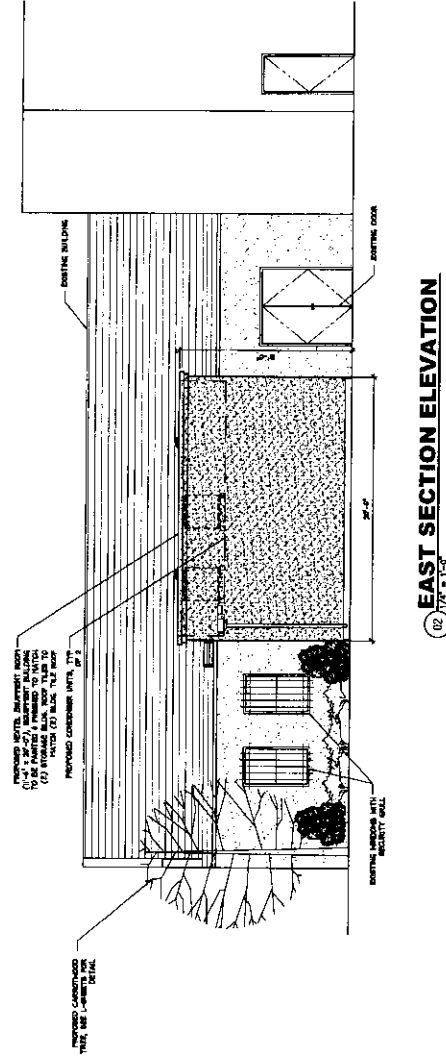




### Figure 3

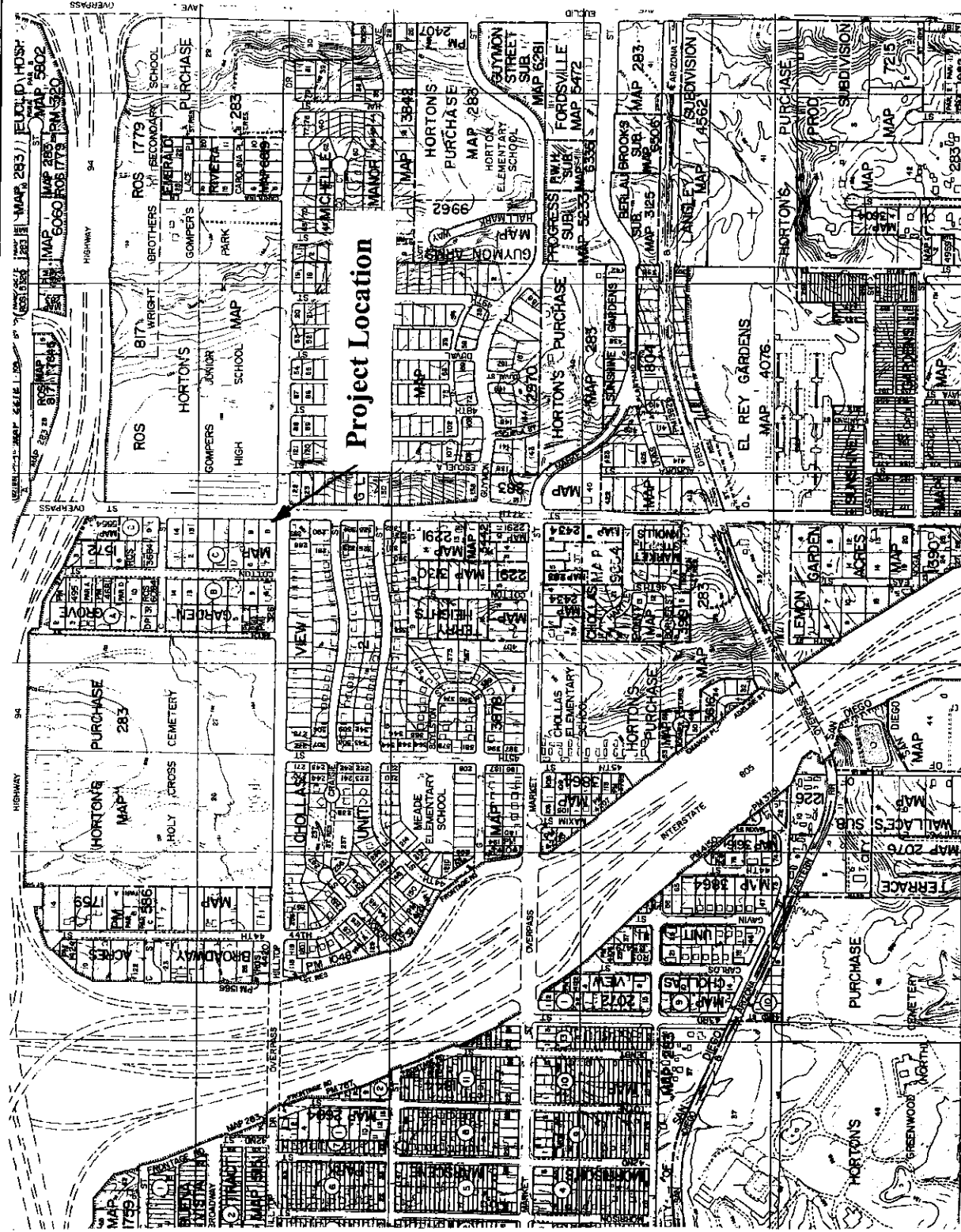






**EAST SECTION ELEVATION**  
(12) 1/16" = 1'-0"

Figure  
5



**Vicinity Map**  
Environmental Analysis Section - Project No. 6550  
CITY OF SAN DIEGO · DEVELOPMENT SERVICES



## Initial Study Checklist

Date: September 16, 2004

Project No.: 6550

Name of Project: Nextel Gompers

### III. ENVIRONMENTAL ANALYSIS:

The purpose of the Initial Study is to identify the potential for significant environmental impacts which could be associated with a project pursuant to Section 15063 of the State CEQA Guidelines. In addition, the Initial Study provides the lead agency with information which forms the basis for deciding whether to prepare an Environmental Impact Report, Negative Declaration or Mitigated Negative Declaration. This Checklist provides a means to facilitate early environmental assessment. However, subsequent to this preliminary review, modifications to the project may mitigate adverse impacts. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV of the Initial Study.

Yes    Maybe    No

#### I. AESTHETICS / NEIGHBORHOOD CHARACTER – Will the proposal result in:

- |   |   |   |          |
|---|---|---|----------|
| A. The obstruction of any vista or scenic view from a public viewing area?<br><u>There are no designated public viewing areas or scenic vistas located within or adjacent to the project area. Therefore obstructions would not occur.</u>  | — | — | <u>X</u> |
| B. The creation of a negative aesthetic site or project?<br><u>This proposed six panel antenna that would be placed within a cross structure at an existing church would not create a negative aesthetic.</u>   | — | — | <u>X</u> |
| C. Project bulk, scale, materials, or style which would be incompatible with surrounding development?<br><u>The thirty-foot high cross structure is compliant with City height requirements. The cross structure is replacing an existing cross structure and is compatible with surrounding development.</u> | — | — | <u>X</u> |
| D. Substantial alteration to the existing character of the area?<br><u>This proposed project would not substantially alter the existing character of the area.</u>  | — | — | <u>X</u> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
E. The loss of any distinctive or landmark tree(s), or a stand of mature trees? <u>There are no landmark trees on site.</u>	—	—	<u>X</u>
F. Substantial change in topography or ground surface relief features? <u>The project would not require grading, the proposed project would not substantially alter the topography.</u>	—	—	<u>X</u>
G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? <u>No unique geologic or physical feature exists within the project area therefore no such impacts would result.</u>	—	—	<u>X</u>
H. Substantial light or glare? <u>The proposed project would feature standard lighting allowed by existing City ordinances.</u>	—	—	<u>X</u>
I. Substantial shading of other properties? <u>Impacts associated with light or glare are not anticipated.</u>	—	—	<u>X</u>
II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:			
A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state? <u>The project area is not suitable for mineral extraction.</u>	—	—	<u>X</u>
B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? <u>The proposed project would not be located on agricultural land.</u>	—	—	<u>X</u>

III. AIR QUALITY – Would the proposal:

- |   |   |   |          |
|---|---|---|----------|
| A. Conflict with or obstruct implementation of the applicable air quality plan?<br><u>The project would not result in any air quality impacts nor adversely affect implementation of the regional air quality plan.</u> | — | — | <u>X</u> |
| B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?<br><u>See III A.</u>   | — | — | <u>X</u> |
| C. Expose sensitive receptors to substantial pollutant concentrations?<br><u>The proposed project would not result in substantial pollutants nor expose any sensitive receptors within the project vicinity.</u>        | — | — | <u>X</u> |
| D. Create objectionable odors affecting a substantial number of people?<br><u>See III-B.</u>  | — | — | <u>X</u> |
| E. Exceed 100 pounds per day of Particulate Matter 10 (dust)?<br><u>Any dust created by construction would be abated using standard dust control measures.</u>  | — | — | <u>X</u> |
| F. Alter air movement in the area of the project?<br><u>The project does not have the bulk and scale to significantly alter air movement.</u>   | — | — | <u>X</u> |
| G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally?<br><u>See III A.</u>   | — | — | <u>X</u> |

IV. BIOLOGY – Would the proposal result in:

- |   |   |   |          |
|---|---|---|----------|
| A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals?<br><u>The project site does not contain any protected species of plants or animals.</u> | — | — | <u>X</u> |
|---|---|---|----------|

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. A substantial change in the diversity of any species of animals or plants? <u>The project is in an urbanized area and would not change the diversity of plants or animals.</u>	—	—	<u>X</u>
C. Introduction of invasive species of plants into the area? <u>The proposed project would conform to the City of San Diego's Landscaping requirements.</u>	—	—	<u>X</u>
D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors? <u>The proposed project would not affect the movement of any wildlife species. There are no established wildlife corridors in the area.</u>	—	—	<u>X</u>
E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral? <u>There is no listed sensitive habitat in the area.</u>	—	—	<u>X</u>
F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means? <u>There are no wetlands on or adjacent to the site.</u>	—	—	<u>X</u>
G. Conflict with the provisions of the City's Multiple Species Conservation Program Subarea Plan or other approved local, regional or state habitat conservation plan? <u>This project is not located in or adjacent to the Program area and therefore would not have a detrimental affect on habitat conservation.</u>	—	—	<u>X</u>
V. ENERGY – Would the proposal:			
A. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)? <u>The proposed wireless communication facility would not use excessive amounts of fuel, energy or power.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. Result in the use of excessive amounts of power? <u>See V A.</u>	—	—	<u>X</u>
VI. GEOLOGY/SOILS – Would the proposal:			
A. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? <u>This project would be properly engineered and would avoid geologic hazards.</u>	—	—	<u>X</u>
B. Result in a substantial increase in wind or water erosion of soils, either on or off the site? <u>The proposed project would use best management practices to control erosion during construction. After construction the site would be appropriately landscaped.</u>	—	—	<u>X</u>
C. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? <u>See VI A.</u>	—	—	<u>X</u>
VII. HISTORICAL RESOURCES – Would the proposal result in:			
A. Alteration of or the destruction of a prehistoric or historic archaeological site? <u>Historic resources are not present on-site.</u>	—	—	<u>X</u>
B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? <u>See VII A.</u>	—	—	<u>X</u>
C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? <u>There are no architecturally significant buildings on the proposed site or in the immediate surrounding area.</u>	—	—	<u>X</u>
D. Any impact to existing religious or sacred uses within the potential impact area? <u>The proposed antennas which would be located inside a cross structure would not impact religious uses.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
E. The disturbance of any human remains, including those interred outside of formal cemeteries? <u>See VII A.</u>	—	—	<u>X</u>
VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS: Would the proposal:			
A. Create any known health hazard (excluding mental health)? <u>The proposed project does not propose the use of any chemicals or practices that are known to create health hazards.</u>	—	—	<u>X</u>
B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials? <u>The project does not propose any transport of hazardous materials.</u>	—	—	<u>X</u>
C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)? <u>See VIII A.</u>	—	—	<u>X</u>
D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? <u>The proposed health care facility would not interfere with any emergency response or evacuation plan.</u>	—	—	<u>X</u>
E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment? <u>According to the County of San Diego Department of Environmental Health Hazardous Materials Listing, no recorded hazardous materials sites exist on-site or within the proximity of this site.</u>	—	—	<u>X</u>
F. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? <u>See VIII A.</u>	—	—	<u>X</u>



	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
IX. HYDROLOGY/WATER QUALITY – Would the proposal result in:			
A. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants. <u>Best management practices would be used to eliminate any increased sedimentation during construction. Conformance with State and City stormwater water standards would preclude downstream impacts.</u>	—	—	<u>X</u>
B. An increase in impervious surfaces and associated increased runoff? <u>The proposed project would conform to the City of San Diego’s current Stormwater standards and best management practices would be used during construction.</u>	—	—	<u>X</u>
C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes? <u>See IX B.</u>	—	—	<u>X</u>
D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(b) list)? <u>See IX B.</u>	—	—	<u>X</u>
E. A potentially significant adverse impact on ground water quality? <u>The project would not result in areas of ponded water.</u>	—	—	<u>X</u>
F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? <u>Please see IX A.</u>	—	—	<u>X</u>
X. LAND USE – Would the proposal result in:			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<p>A. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project?  <u>The proposed project is consistent with the community plan. Deviations are not required.</u></p>	—	—	<u>X</u>
<p>B. A conflict with the goals, objectives and recommendations of the community plan in which it is located?  <u>See X A.</u></p>	—	—	<u>X</u>
<p>C. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area?  <u>The proposed project is not located within any habitat conservation plan areas.</u></p>	—	—	<u>X</u>
<p>D. Physically divide an established community?  <u>The proposed project would not divide an established community but would be an addition to the current structures in the neighborhood.</u></p>	—	—	<u>X</u>
<p>E. Land uses which are not compatible with aircraft accident potential as defined by an adopted Airport Land Use Compatibility Plan (ALUCP)?  <u>The proposed project is not located within any of the flight pattern areas listed according to the Airport Land Use Compatibility Plan (ALUCP).</u></p>	—	—	<u>X</u>
XI. NOISE – Would the proposal result in:			
<p>A. A significant increase in the existing ambient noise levels?  <u>A noise study was conducted to assess potential noise impacts associated with two HVAC units. Noise impacts are not anticipated. Please see initial study discussion.</u></p>	—	<u>X</u>	—
<p>B. Exposure of people to noise levels which exceed the City's adopted noise ordinance?  <u>See XI A.</u></p>	—	<u>X</u>	—

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
C. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted ALCUP? <u>See XI A.</u>	—	—	<u>X</u>
XII. PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature? <u>The project is proposing minimal grading. Impacts to paleontological resources are not anticipated.</u>	—	—	<u>X</u>
XIII. POPULATION AND HOUSING – Would the proposal:			
A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? <u>The proposed unmaned wireless communication facility would not induce substantial population growth. Housing population impacts are not anticipated.</u>	—	—	<u>X</u>
B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? <u>The project site is devoid of housing; therefore, the proposal would not displace any existing housing</u>	—	—	<u>X</u>
C. Alter the planned location, distribution, density or growth rate of the population of an area? <u>See XIII A.</u>	—	—	<u>X</u>
XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:			
A. Fire protection? <u>The proposed project would not result in the need for new facilities and/or cause significant impacts that would reduce performance objectives.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. Police protection? <u>See XIV-A.</u>	—	—	<u>X</u>
C. Schools? <u>The proposed project would not generate additional pupils; therefore, impacts to the school system would not occur.</u>	—	—	<u>X</u>
D. Parks or other recreational facilities? <u>The project would not require the use of parks or recreational facilities.</u>	—	—	<u>X</u>
E. Maintenance of public facilities, including roads? <u>The proposal would not result in the need for maintenance of public facilities.</u>	—	—	<u>X</u>
F. Other governmental services? <u>N/A.</u>	—	—	<u>X</u>
XV. RECREATIONAL RESOURCES – Would the proposal result in:			
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? <u>The project does not include recreational facilities or require the construction or expansion of recreational facilities.</u>	—	—	<u>X</u>
B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? <u>See XV A.</u>	—	—	<u>X</u>
XVI. TRANSPORTATION/CIRCULATION – Would the proposal result in:			
A. Traffic generation in excess of specific/ community plan allocation? <u>The project will not generate traffic in excess of a community plan allocation.</u>	—	—	<u>X</u>
B. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system? <u>See XVI A.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
C. An increased demand for off-site parking? <u>The proposed project would not increase the demand for off-site parking.</u>	—	—	<u>X</u>
D. Effects on existing parking? <u>See XVI C.</u>	—	—	<u>X</u>
E. Substantial impact upon existing or planned transportation systems? <u>See XVI A.</u>	—	—	<u>X</u>
F. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? <u>No alterations are proposed.</u>	—	—	<u>X</u>
G. Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)? <u>The project would conform to City engineering safety standards.</u>	—	—	<u>X</u>
H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)? <u>No such conflicts are proposed.</u>	—	—	<u>X</u>
XVII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
A. Natural gas? <u>The proposed project site would be able to use existing public utilities and would not result in the need for additional utilities.</u>	—	—	<u>X</u>
B. Communications systems? <u>See XVII A.</u>	—	—	<u>X</u>
C. Water? <u>See XVII A.</u>	—	—	<u>X</u>
D. Sewer? <u>See XVII A.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
E. Storm water drainage? <u>See XVII A.</u>	—	—	<u>X</u>
F. Solid waste disposal? <u>See XVII A.</u>	—	—	<u>X</u>
XVIII. WATER CONSERVATION – Would the proposal result in:			
A. Use of excessive amounts of water? <u>Standard consumption is expected.</u>	—	—	<u>X</u>
B. Landscaping which is predominantly non-drought resistant vegetation? <u>The project would comply with the City of San Diego's regulations regarding landscaping.</u>	—	—	<u>X</u>
XIX. MANDATORY FINDINGS OF SIGNIFICANCE:			
A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? <u>This project is in an urbanized area and would not adversely affect wildlife habitats or degrade the quality of the environment. No impacts to historical resources are expected.</u>	—	—	<u>X</u>
B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future.) <u>This project would not affect any environmental long- term goals in the area.</u>	—	—	<u>X</u>
C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
relatively small, but where the effect of the total of those impacts on the environment is significant.)	—	—	<u>X</u>
<u>The project would not have a cumulatively considerable effect on air quality, water quality, traffic, or any other environmental issue areas.</u>			
D. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?	—	—	<u>X</u>
<u>The project proposes no environmental effects which would cause substantial adverse effects on human beings.</u>			

## INITIAL STUDY CHECKLIST

### REFERENCES

#### **I. Aesthetics / Neighborhood Character**

X City of San Diego Progress Guide and General Plan.

X Community Plan.

— Local Coastal Plan.

#### **II. Agricultural Resources / Natural Resources / Mineral Resources**

X City of San Diego Progress Guide and General Plan.

X U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.

— California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.

— Division of Mines and Geology, Special Report 153 - Significant Resources Maps.

— Site Specific Report: \_\_\_\_\_.

#### **III. Air**

— California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.

— Regional Air Quality Strategies (RAQS) - APCD.

— Site Specific Report: \_\_\_\_\_.

#### **IV. Biology**

X City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997

— City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996.

X City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.



- ☐ Community Plan - Resource Element.
- ☐ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.
- ☐ California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.
- ☐ City of San Diego Land Development Code Biology Guidelines.
- ☐ Site Specific Report: \_\_\_\_\_.

**V. Energy**

☐ \_\_\_\_\_.

**VI. Geology/Soils**

- ☒ City of San Diego Seismic Safety Study.
- ☐ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.
- ☐ Site Specific Report: \_\_\_\_\_.

**VII. Historical Resources**

- ☐ City of San Diego Historical Resources Guidelines.
- ☒ City of San Diego Archaeology Library.
- ☒ Historical Resources Board List.
- ☐ Community Historical Survey:
- ☐ Site Specific Report:

**VIII. Human Health / Public Safety / Hazardous Materials**

- ☒ San Diego County Hazardous Materials Environmental Assessment Listing, County Website.

- ☐ San Diego County Hazardous Materials Management Division
- ☐ FAA Determination
- ☐ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized.
- ☐ Airport Land Use Compatibility Plan.
- ☐ Site Specific Report:
- IX. Hydrology/Water Quality**
  - ☐ Flood Insurance Rate Map (FIRM).
  - ☒ Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.
  - ☐ Site Specific Report:
  - ☐ Clean Water Act Section 303(b) list, dated July 2002, [http://www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html).
- X. Land Use**
  - ☒ City of San Diego Progress Guide and General Plan.
  - ☒ Community Plan.
  - ☒ Airport Land Use Compatibility Plan
  - ☐ City of San Diego Zoning Maps
  - ☐ FAA Determination
- XI. Noise**
  - ☒ Community Plan
  - ☐ San Diego International Airport - Lindbergh Field CNEL Maps.
  - ☐ Brown Field Airport Master Plan CNEL Maps.
  - ☐ Montgomery Field CNEL Maps.

- ☒ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.
- ☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- ☐ City of San Diego Progress Guide and General Plan.
- ☒ Site Specific Report: Noise Impact Analysis, Gompers 906 47<sup>th</sup> Street San Diego. (Eilar 2005)

## **XII. Paleontological Resources**

- ☒ City of San Diego Paleontological Guidelines.
- ☐ Demere, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.
- ☒ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.
- ☐ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.
- ☐ Site Specific Report:\_\_\_\_\_.

## **XIII. Population / Housing**

- ☒ City of San Diego Progress Guide and General Plan.
- ☐ Community Plan.
- ☐ Series 8 Population Forecasts, SANDAG.
- ☐ Other:\_\_\_\_\_.

## **XIV. Public Services**

- ☐ City of San Diego Progress Guide and General Plan.
- ☐ Community Plan.

**XV. Recreational Resources**

- ☐ City of San Diego Progress Guide and General Plan.
- ☐ Community Plan.
- ☐ Department of Park and Recreation
- ☐ City of San Diego - San Diego Regional Bicycling Map
- ☐ Additional Resources: \_\_\_\_\_.

**XVI. Transportation / Circulation**

- ☐ City of San Diego Progress Guide and General Plan.
- ☐ Community Plan.
- ☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- ☒ San Diego Region Weekday Traffic Volumes, SANDAG.
- ☐ Site Specific Report:

**XVII. Utilities**

- ☐ \_\_\_\_\_.

**XVIII. Water Conservation**

- ☐ Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.